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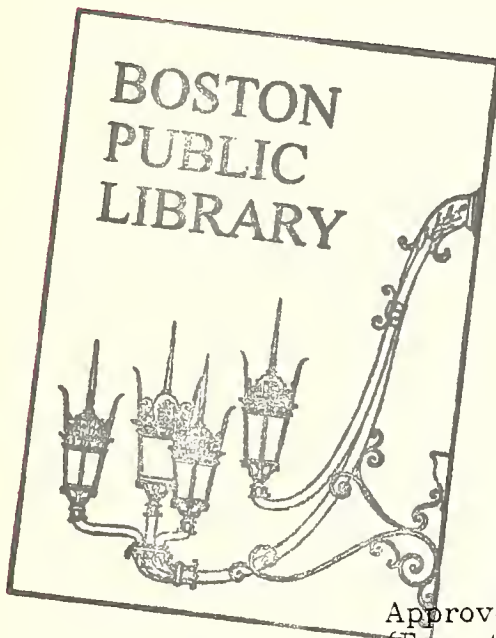
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Report of the Boston Landmarks Commission
on the Potential Designation of
THE CHARLESTOWN SAVINGS BANK BUILDING
as a
LANDMARK
under Chapter 772 of the Acts of 1975

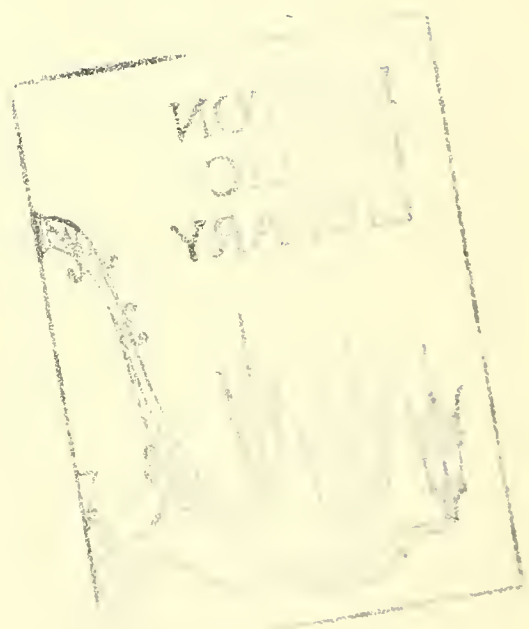


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Approved: Maria Myers Sept 5, 1978
(Executive Director) (Date)

Approved: Paulie Overland Sept 5, 1978
(Chairman) (Date)

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1.0 LOCATION OF THE PROPERTY

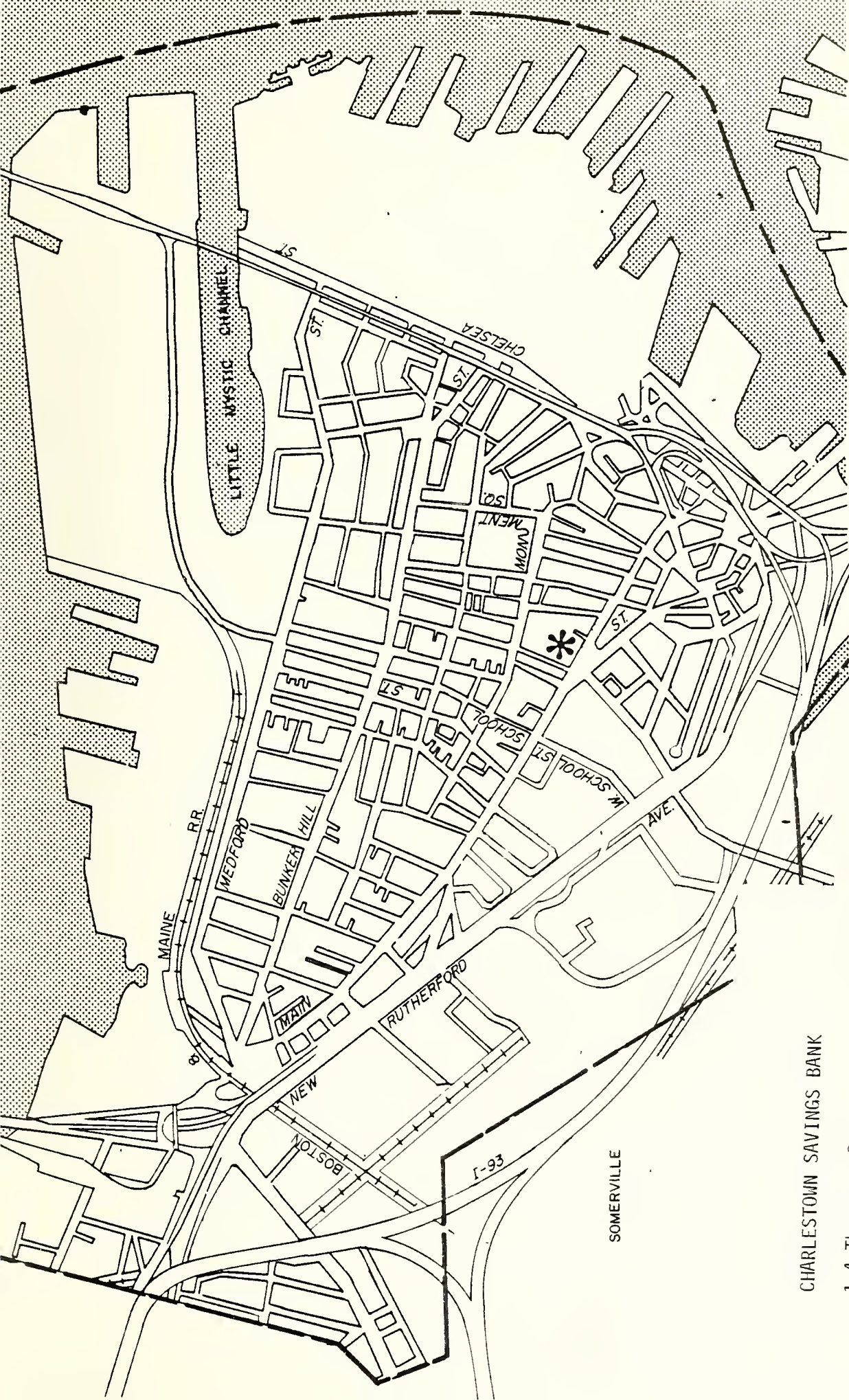
1.1 Address: 1-4 Thompson Square, Charlestown
Assessor's Parcel Number(s): 435,434

1.2 Area in Which the Property is Located:

The Charlestown Savings Bank Building is located in Thompson Square, traditionally the center of commercial activity in the Charlestown community. Thompson Square, formed by the intersection of Main, Warren, and Austin Streets, is bordered by the new shopping center, and is near the Bunker Hill Monument, the M.D.C. Skating Rink, and Bunker Hill Community College.

Thompson Square also borders the Town Hill neighborhood, listed in the National Register of Historic Places, and the building is included within a district, known as Breed's Hill, being informally considered for National Register listing.

1.3 Map Showing Location: attached





CHARLESTOWN

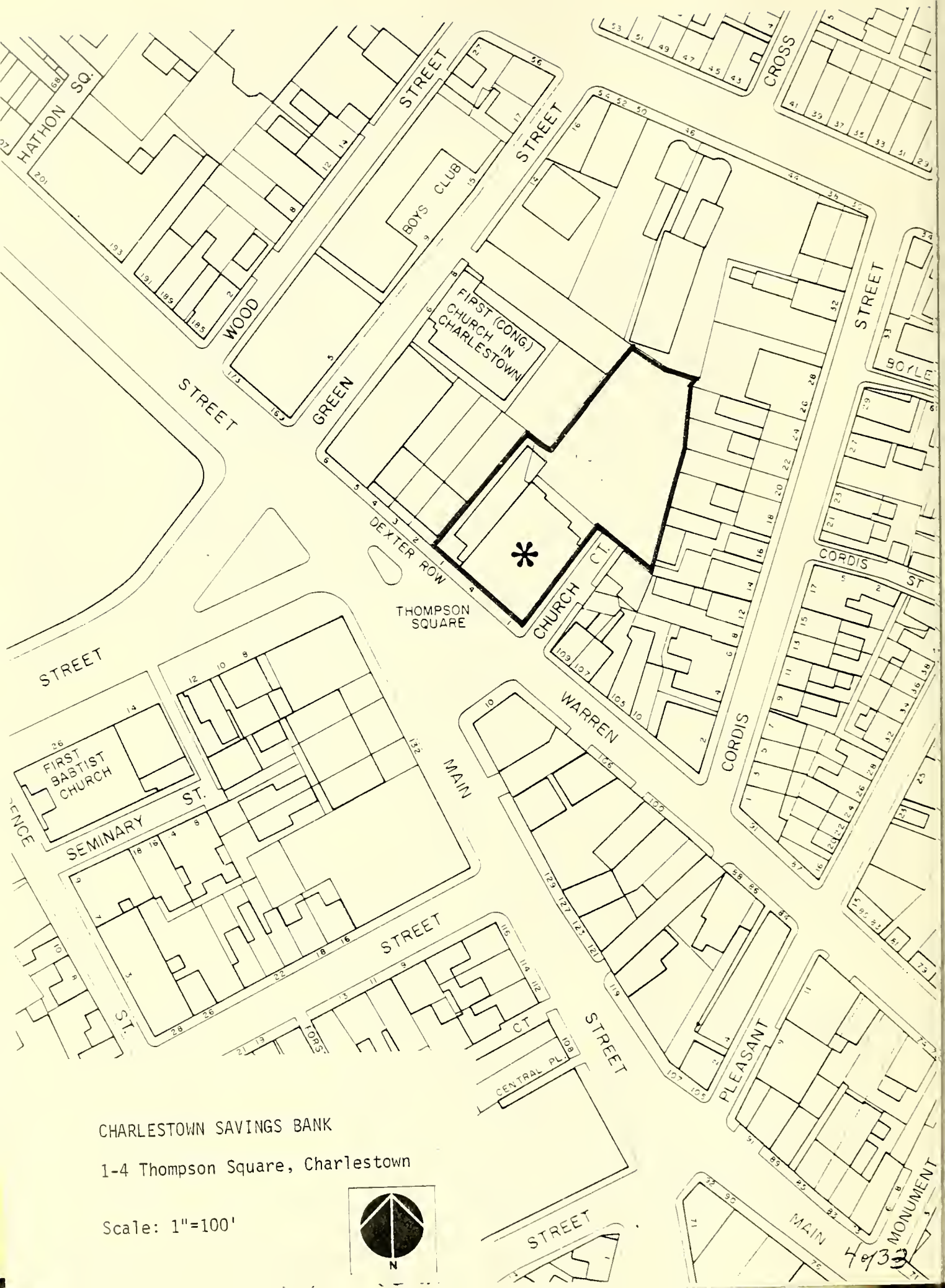


0 450 900 1800 FEET

CHARLESTOWN SAVINGS BANK

1-4 Thompson Square
Charlestown, MA

Scale: 1"=450'



CHARLESTOWN SAVINGS BANK
1-4 Thompson Square, Charlestown

Scale: 1"=100'



4933

2.0 DESCRIPTION OF THE PROPERTY

2.1 Type and Use

The Charlestown Savings Bank Building is a five-story masonry commercial building with a one-story modern addition. It contains about 30,000 square feet of space, on a 23,000 square foot parcel which includes a rear parking lot. The street floor which until recently held a bank branch office, is currently vacant; the second floor is occupied by a number of office tenants, and the three upper floors were until recently used as a Masonic Lodge. A small rear addition is now leased for the Charlestown Branch Post Office.

2.2 Physical Description

The Charlestown Savings Bank building is a five-story commercial building in the High Victorian Gothic Style, constructed of masonry bearing walls with cast-iron and heavy timber interior supports. Approximately square in plan, the building has a sandstone ashlar street facade; brick side and rear walls; and a mansard roof, and rests on a stone block foundation set into solid earth. A small one-story modern addition projects from the west side of the building toward the rear.

The building's highly ornamental original sandstone facade is almost completely intact excepting minor storefront alterations and the addition of a modern aluminum doorway and building marquee. The facade is eight bays wide and is divided into a slightly projecting two bay central pavilion and two three-bay wings. Two gabled entrance porches are set to either side of the central pavilion on the street floor. The window bay in between has recently been converted to a doorway, and the distance from the outside of each entrance porch is now spanned by a low overhanging marquee identifying the building.

Each of the side wings contain what originally was a central entrance, three-bay storefront divided by ornamental cast-iron columns. The central entrance bays of each storefront have since been converted to windows.

The gables of the main entrance porches, which contain lancet arches, and dogtooth moldings and paterae in their spandrels, project above the molded string course which separates the first and second floors. Above the gable points are carved stone plaques identifying the Charlestown Savings Bank. That on the right containing the Bank seal, replaces an original plaque identifying the Monument National Bank, an original building tenant.

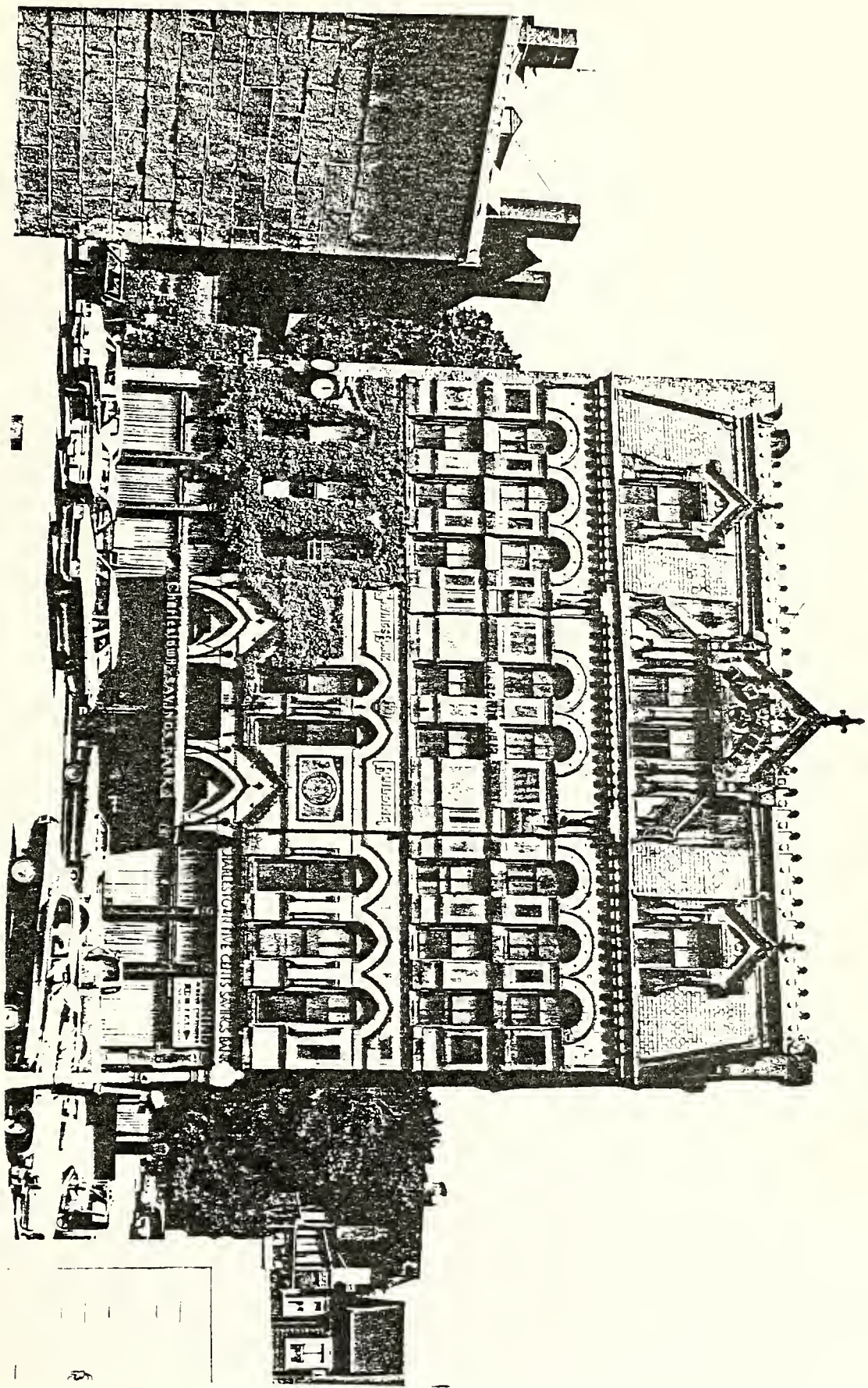
The second floor windows are lancet shaped with recessed tympana containing carved quatrefoils. They are framed by colonettes with decorative cubiform capitals which rest on a pedestal molding. A molded string course traces the extrados of the window arches; above it are carved panels containing the building name and date.

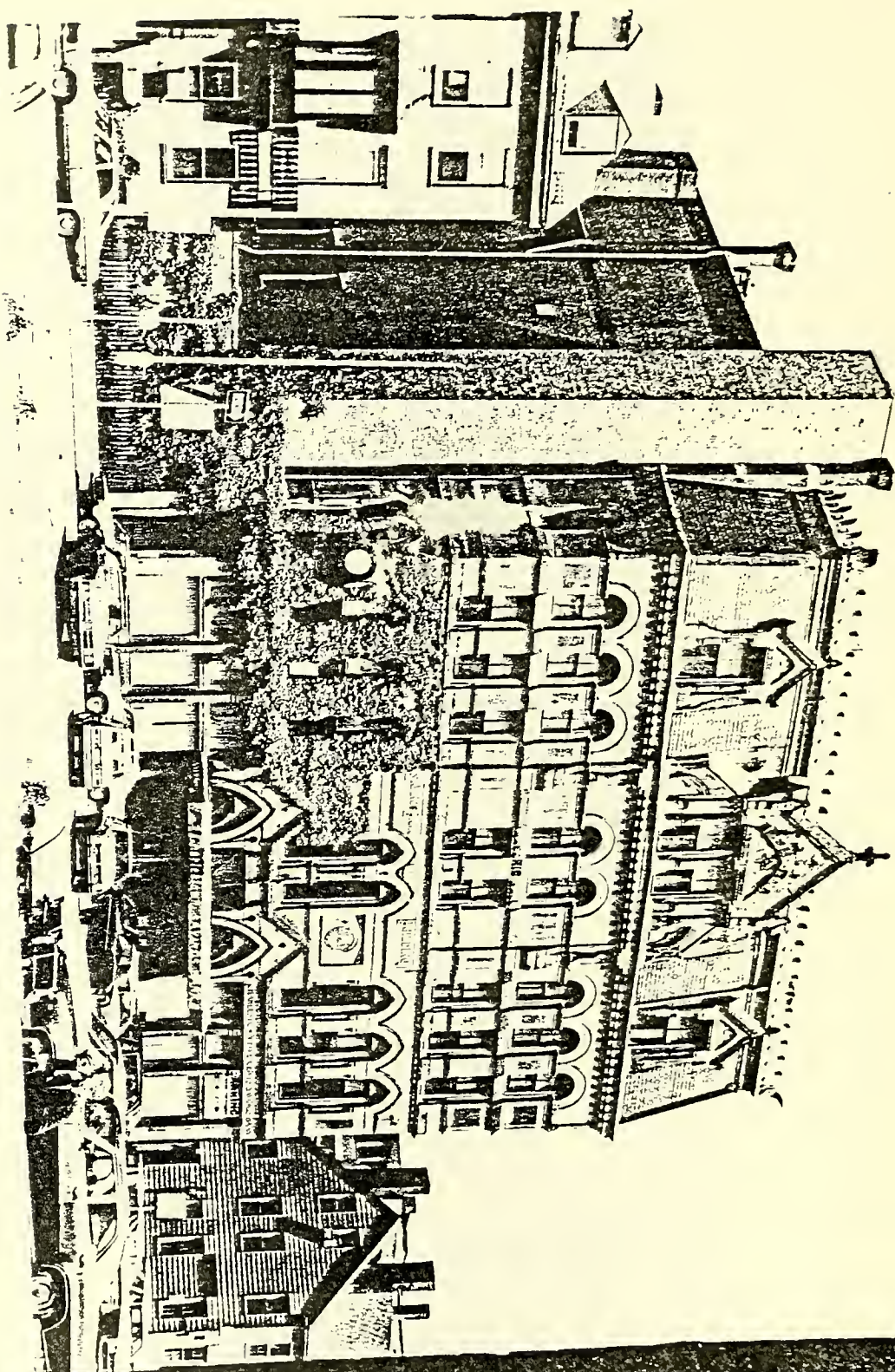
The third and fourth floors of the building (which are functionally united on the interior) are treated as one unit on the facade. Two-story round-headed binding arches rest on a thin corbel table and enclose third and fourth floor windows separated by thin spandrels. A belt molding with carved trefoils runs at the impost level of the window arches; a separate molding connects the arch extrados. The pavilion section is framed by multi-sectioned pedestals containing small colonettes with crocket capitals. These colonettes are repeated at the building corners, topped by a heavy corbelled stone cornice.

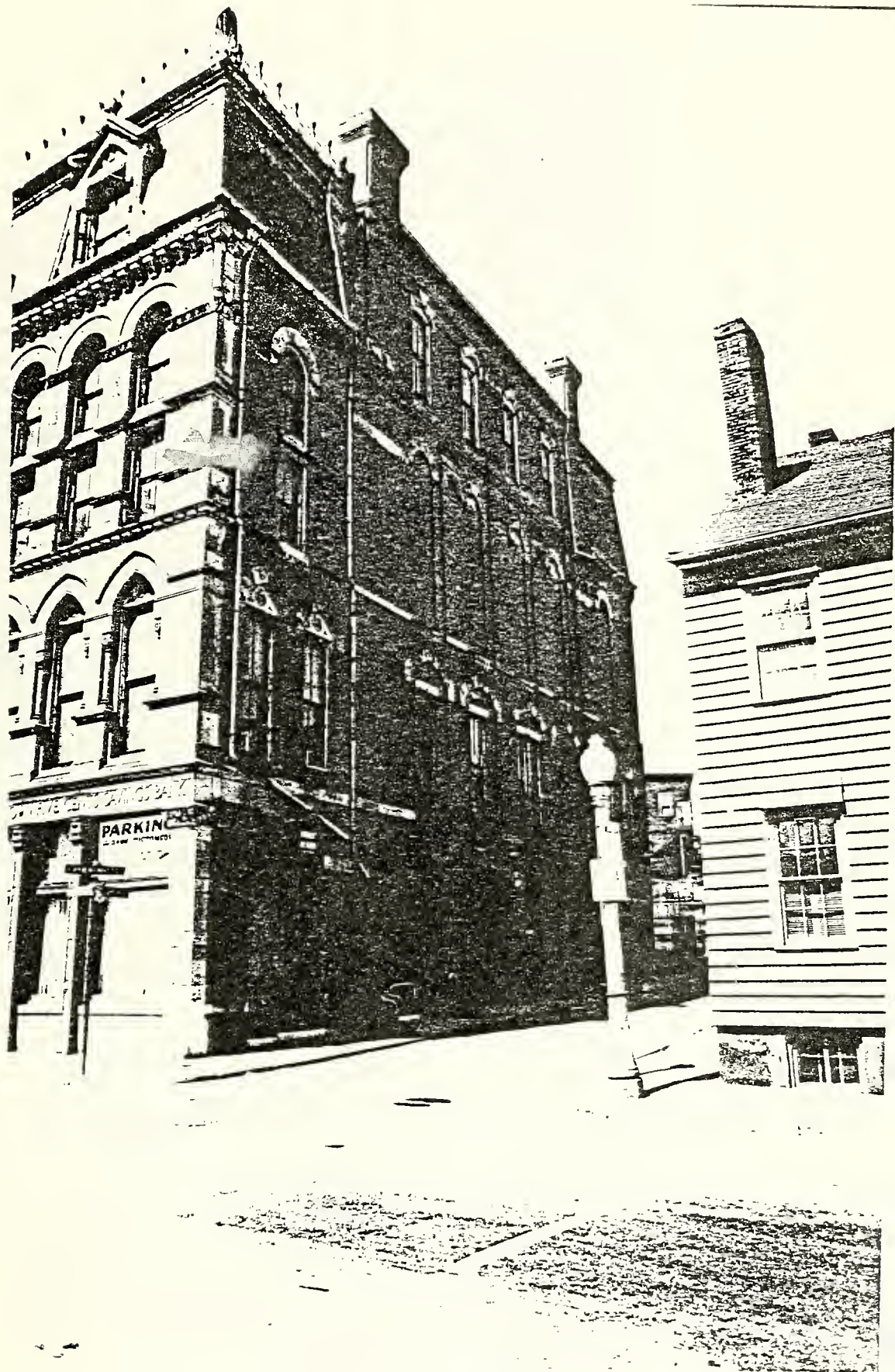
The mansard roof is sheathed in original patterned state shingles with turn-of-the-century copper cresting atop it. Three late French Gothic style gabled dormers mirror the form of the entrance porches. The larger central dormer contains two windows; each of the side dormers have one. All have carved finials at their peaks.

The dressed sandstone facade continues for one window bay on the west side of the building, stopping at the chimney line. The right (or southeast) building elevation is semi-ornamental, executed in brick with sandstone band courses and window trim that mirror the overall form of the main facade fenestration. The stone cornice is continued around the sides in corbelled brick, and front and rear chimneys with panel brick detailing and corbelled pots project slightly above the roof line.

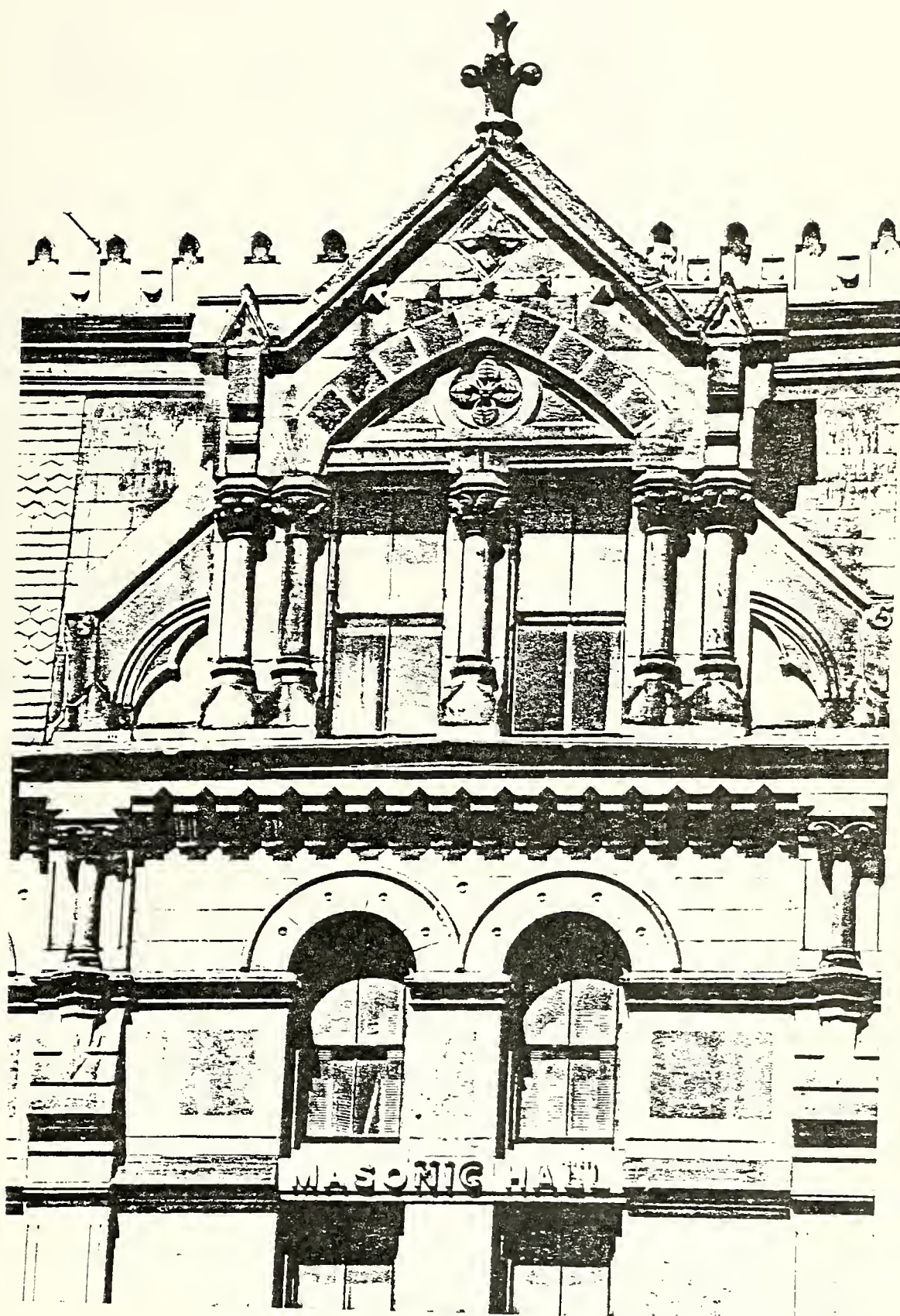
2.3 Photographs: attached



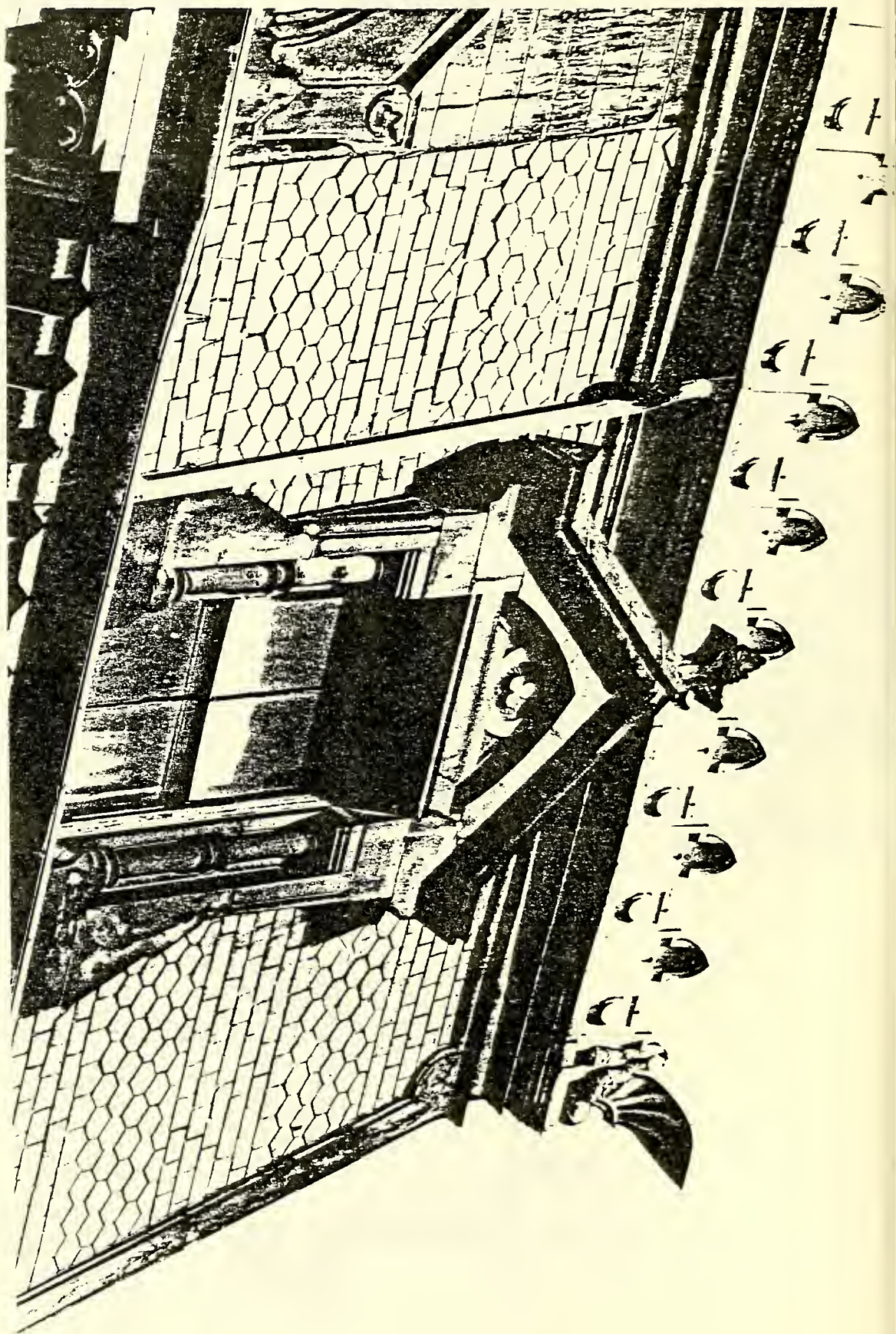








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3.0 SIGNIFICANCE

3.1 Statement of Significance

The Charlestown Savings Bank Building has considerable significance to the City of Boston as a prominently sited, architecturally outstanding, and remarkably intact High Victorian Gothic commercial block designed by a local architectural firm. The building had until recently been occupied since its construction by one of its original tenants and was until recently owned by its original builder. It is thus also of considerable local importance as the home for over a century of two institutions which have been closely identified with the Charlestown community.

3.2 Historic Associations

The Charlestown Savings Bank, an important financial institution in Charlestown for over a century, was founded in 1854 with a charter which allowed it to receive on deposit sums as small as five cents. Originally located in a small brick building in City Square, the Charlestown Five Cents Savings Bank (as it was originally called) was started by a group of prominent Charlestown business and civic leaders.

Phineas J. Stone (1810-1891), president of the bank from its founding until his death, was the son of a New Hampshire grocer who became involved in the West Indies Trade. Phineas was also active in the political affairs of the town, serving as Town Selectman, Mayor, and member of the State Legislature. His younger brother Amos assumed the presidency upon his death.

The bank was growing steadily during this period, due largely to an expanding industrial economy. In 1873, (the same year that the town voted to annex itself to Boston) the bank's Board of Directors voted to build a new building to fill its increased space needs. The Thompson Square site was selected, and purchased from the estate of the late Timothy Thompson (the Square's namesake) for about \$30,000. The present building was built for about \$100,000 according to plans of architects Moffette and Tolman and dedicated on April 1, 1876.

The bank originally occupied only half of the second floor of the building, but by 1908 its continued expansion caused it to move into the ground floor as well. At this time, the bank undertook interior alterations, including new vault construction, banking windows, and other fittings, which survive intact today.

The bank continued to grow through the 1910's and 20's, due largely to its use of the new tool of advertising, and was able to weather the Depression of the 1930's. In 1945, a merger with the Blackstone Savings Bank resulted in its Washington Street office being taken over. Five years later, the bank moved to its present quarters on Summer Street, shortening its name to the Charlestown Savings Bank. In May of this year, the bank completed the move

of its savings branch across the street to Bunker Hill Mall, thus continuing its century-old tie with the surrounding neighborhood.

The top of three floors of the Savings Bank Building were originally built to house a Masonic Lodge, which was until recent months in active use by the Masons. The Ancient Free and Accepted Masons is a fraternal and charitable order tracing its origins to Medieval Europe. The first Masonic Lodge in the New World was established in Boston in 1733 by an English emigre named Henry Price. Charlestown's first lodge, called King Solomon's Lodge, was founded by eight Charlestown men in 1783. By this time, the order included in its membership many of the most notable and influential men of the day - men such as John Hancock, Paul Revere, and Dr. Joseph Warren.

King Solomon's Lodge grew steadily through the first half of the 19th century. In 1858 and again in 1868, new Charlestown Lodges were formed -- the Henry Price Lodge and the Faith Lodge. These three lodges met in a series of small halls, mostly in the City Square area and on Main Street. When the Charlestown Savings Bank decided to build its new building, it was persuaded to add three stories to its height, to accommodate the Masons. (The fact that Phineas J. Stone, the bank's President at the time was a member of King Solomon's Lodge, must have made the tasks of persuasion a little easier.)

The third floor of the building was finished off as two-story formal assembly hall for the Lodges according to a design preserved by Masonic Law. The fourth floor was designed as a mezzanine with small offices, and the fifth or top floor is a banquet hall. Although King Solomon's Lodge moved to Somerville in 1899, the Faith and Price Lodges, each now numbering about 200 members, until recently met in the Charlestown Savings Bank Building, and almost all of the Masonic Hall's original interior fittings survive intact today.

3.3 Architectural Significance

At the time of its construction in 1876, the "elegant stone building of the Charlestown Five Cents Savings Bank" (as it was referred to in a contemporary account) was generally recognized as the costliest and most important commercial building in Charlestown. Slightly over one-hundred years later, the building remains as one of Charlestown's most imposing and distinctive buildings, one which is remarkably intact both on the interior and exterior.

The building was designed by the Boston architectural firm of Moffette and Tolman in the High Victorian Gothic Style, then in the peak of its popularity. George Moffette Jr. (? -1913) and George Tolman (1837-1909) began practice in Boston in the late 1860's, practicing separately after about 1890 until their deaths.

The High Victorian Gothic style (sometimes called "Ruskinian Gothic", after its chief apologist, John Ruskin) originated in England, where it was popular in the 1850's and 1860's. The style reached America at about the time of the Civil War, reaching its

zenith in the late 1870's. Derived from a mixture of English, Italian, French, and some German Gothic precedents, the style emphasized complicated massing, polychromy, and textural contrast provided that variations in color and texture were intrinsic to the materials used, and not applied 'artificially' to them. Hence, buildings in this style often mix contrasting colors of brick, terra-cotta, slate, and different stones to create a rich, variegated effect. Among the style's most renowned practitioners were Philadelphia's Frank Furness, the firm of Ware and VanBrunt (designers of Harvard's Memorial Hall) and Sturgis and Brigham, who designed the old Venetian Gothic Museum of Fine Arts (which stood on the site of the present Copley Plaza Hotel) in 1876-8.

The Charlestown Savings Bank Building, with its Gothic arches and facade decoration, stone band courses, and richly patterned facade, exemplifies the style. Certainly the most notable example in Charlestown, the building ranks with such others as the Boston Young Men's Christian Union on Boylston Street as among the finest examples of the style in all of Boston.

The building's prominence is emphasized by its location overlooking Thompson Square, to which it presents a monumental and imposing face. This strong urban design presence increases the building's significance as a major element in the urban fabric of the community.

3.4 Eligibility for Landmark Designation

The Charlestown Savings Bank Building meets the criteria for Landmarks designation, as established in Section 4 of Chapter 772 of the Acts of 1975 in that it embodies distinctive characteristics of High Victorian Gothic architectural design of a type inherently valuable for study, and is a structure which is prominently identified with economic and social history of the city.

4.0 ECONOMIC STATUS

4.1 Current Assessed Value

The total assessed value of Parcel #435 is \$95,000.00, including \$21,000 for the building and \$74,000 for its immediate site. The bank's 160,000 square foot parking lot, adjacent to the building in the rear off Church Court, is assessed at \$8,000.00. At the current tax rate, annual taxes for the first parcel are \$24,025.50, with an additional \$2,023.20 for the rear lot. Total taxes are therefore \$26,048.70.

4.2 Current Ownership and Status

The building and its 23,000 square foot site have recently been sold to the Charlestown Economic Development Corporation, a non-profit affiliate of the Charleston-based Kennedy Center by the Charlestown Savings Bank which has moved its branch office across the street to the Bunker Hill Mall.

The Kennedy Center plans to use the vacant street floor for a "community service mall" which will house small neighborhood offices of community-based agencies and programs such as the Little City Hall, the Charlestown Preservation Society, the Neighborhood Employment Office of the Kennedy Center, and a community meeting room, combined with an arcade composed of a florist and card shop, a barber shop, a pharmacy, and other small retail services. The Bunker Hill sub-station of the U.S. Post Office occupies the first floor side addition. The mall is expected to open in the fall of 1978.

Under the present plan, all second floor tenants are to be retained. However, eventual conversion of the Masonic Hall on the third through fifth floors to housing is being considered.

5.0 PLANNING CONTEXT

5.1 Historical Background

Founded in 1624, the Town of Charlestown was the first settlement in the Boston area. Early development centered around City Square with the first residential streets being laid out in the 1630's following the sloping contours of Town Hill. By the time of its burning by British troops in the 1775 Battle of Bunker Hill, Charlestown was a thriving port community of about 2,500 people.

The vigorous rebuilding and expansion which followed the Revolutionary War established much of the area's present character. Along with the rebuilding of houses and shops, many of which survive today in the area of Town Hill and Winthrop Square, new bridge and turnpike construction strengthened the Town's connection to the mainland. The United States Naval Shipyard was established in Charlestown in 1800, and the community once again flourished as a port.

Charlestown's population swelled in the mid-19th century, due to the influx of European immigrants, particularly Irish, causing more dense housing development. This process of urbanization continued through the last half of the century, spurred on by the Town's vote to annex itself to Boston in 1874 and the construction of the elevated transit line just after the turn of the century.

Charlestown's economic health and population both began to decline following the first World War economic boom. The Depression, the Post World War II exodus to the suburbs, and the gradual phasing out of the Navy Yard compounded the area's problems leading to the formation of an Urban Renewal Plan for the area in 1965. This plan, which called for site acquisition for new development, construction of new housing, streets and public facilities, relocation of the Orange Line and housing rehabilitation loans, is now nearing completion. The Charlestown Navy Yard, recently added to the Charlestown Urban Renewal Plan, is now undergoing redevelopment for mixed residential, commercial light industrial, and recreational uses. Completion is expected in 1987 at a total cost of about \$100 million.

Present day Charlestown is a cohesive "traditional" neighborhood, 70% of whose residents were born there and 80% of whom are Catholic. Slightly under half of Charlestown's homes are owner-occupied. There has also been a recent influx of new residents, predominately young professionals, who are converting 19th century brick rowhouses back to single or two family dwellings. This activity is concentrated in the Breeds Hill-Town Hill area.

5.2 Current Planning Issues

As identified in the BRA Neighborhood Planning Program's recent

report on Charlestown, current planning issues for the area relate to commercial blight, the Charlestown Navy Yard development and transportation problems.

Commercial areas in Charlestown such as City Square, Main Street, and Thompson Square, have suffered a decline since World War II due in part to increased competition from auto-oriented shopping centers. This has resulted in vacant stores, deteriorated sidewalks, and vandalism. Major public improvements directed at this problem are the reconstruction of Main Street, including new sidewalks, streetlights, and trees, and the construction of a new shopping center on Main Street. It is hoped that these improvements will trigger stronger organization within the local business community, as well as additional new investment.

Because it has long been the point of convergence of several major traffic and transit routes including the Fitzgerald Expressway, Route 93 and the Orange Line, Charlestown has suffered from traffic congestion and noise and air pollution. The relocation of the Orange Line has alleviated this somewhat, but there are still problems with heavy truck traffic through residential areas and congestion in the City Square area.

Two related transportation improvements which are planned for the area are the Water-Chelsea Streets Connector and the Little Mystic Bridge, which would provide a through truck route from City Square to the Mass Port terminal, running alongside the expressway. It is expected that these would reduce congestion in City Square, particularly from heavy trucks.

The most concrete planning issues now facing the Charlestown community relate to the Charlestown Navy Yard development. The 103-acre complex, vacated by the U.S. Department of Defense in July of 1974, is being redeveloped for a mixture of residential commercial, and recreational uses. Twenty seven acres have been transferred to the National Park Service for a National Historical Site which will feature the U.S.S. Constitution. Forty seven acres have been transferred to the BRA for the construction of public Waterfront Park and the recycling of a complex of buildings known as the Historic Monument Area for commercial light industrial, institutional, and residential uses. The remainder of the area has been set aside for new development, including housing, marinas, a hotel and possibly light industry.

At issue is the way in which this redevelopment will relate, physically, economically, and socially to the surrounding neighborhood. Planning is now underway, with the input of the Charlestown Advisory Committee, a local citizens group, for pedestrian access to the Navy Yard and Waterfront Park. This is intended to insure social interaction between new and largely professional Navy Yard residents, and the existing community.

In addition, the Boston City Council has stipulated that 10% of the

new housing units must house low-income elderly people. Finally, the BRA is currently exploring the possibility of providing lease incentives to developers who agree to hire as Charlestown residents.

Planning issues relating specifically to the Charlestown Savings Bank Building have to do primarily with the effects of the new Bunker Hill Mall and the Navy Yard development on Thompson Square. Methods are currently being explored of insuring that these two developments do not conflict but rather compliment each other - for instance, insuring that no retail or service outlets are duplicated in both plans, that adequate access is provided between them, etc. If successful, the Navy Yard development should provide an expanding market for the goods and services offered at the mall, and it is expected that the commercial viability of the Main Street/ Thompson Square area will be increased as a result. This could only have a positive effect on development opportunities for the Charlestown Savings Bank Building.

5.3 Current Zoning

The Charlestown Savings Bank Building is within a B-2 zone, which permits all standard retail, service, and office uses up to a maximum physical density of two times the site area. Residential use is conditional in this zone.

6.0 ALTERNATIVE APPROACHES

6.1 Alternatives

The Charlestown Savings Bank Building is identified as one of the major elements in the proposed Breed's Hill District, which has been informally proposed by the Charlestown Preservation Society, and is being considered for listing on the National Register of Historic Places. The Boston Landmarks Commission could designate the building as part of a district under Chapter 772 of the Acts of 1975 or designate it individually as a Landmark under provisions of the same statute. Because of the remarkable state of preservation of the building's interior, the Commission could also decide to separately designate the interior as an interior landmark.

The Commission also retains the option of not designating the building or of designating only the interior.

6.2 Impact of Alternative

Listing of the building on the National Register of Historic Places, would provide a limited degree of protection from federal or federally-licensed or assisted actions by requiring that they be reviewed by according to the procedures established under Section 106 of the Historic Preservation Act of 1966, whereby the National Advisory Council on Historic Preservation has an opportunity to review and comment on federal undertakings potentially affecting historic property.

National Register status would also provide various tax incentives for rehabilitation under the provisions of the Tax Reform Act of 1976. It would not, however, protect the building from demolition or alteration undertaken with private funds.

Landmark designation, or designation as part of a district under Chapter 772 would require the review of physical changes to the building exterior, in accordance with standards and criteria adopted as part of the designation. It would not however affect the use or treatment of the building interior unless that were to be protected through a separate interior designation.

7.0 RECOMMENDATIONS

It is recommended that the Charlestown Savings Bank Building property be designated as a Landmark under Chapter 772 of the Acts of 1975, and that the property be nominated to the National Register of Historic Places.

The standards and criteria recommended for administering the regulatory functions provided for in Chapter 772 are attached.

8.0 BIBLIOGRAPHY

Boston City Directories, 1860-1910

Charlestown Savings Bank: A Banking Tradition, Boston, 1960

"Charlestown Savings Bank Building: An Investigation of its Reuse Opportunities" Boston Redevelopment Authority, 1976

Okumura, Y., et al. "Charlestown Savings Bank Building" (unpublished paper) Harvard Graduate School of Design, 1972

One Hundred and Fifty Years of King Solomon's Lodge Boston, 1933

Whitney, Charles F. "A Review of the History of the Charlestown Five Cents Savings Bank" Boston, 1937

9.0 BOSTON LANDMARKS COMMISSION - STANDARDS AND CRITERIA

9.1 Introductory Statement on Standards and Criteria to be Used in Evaluating Applications for Certificates

Per Sections 4, 5, 6, 7 and 8 of the enabling statute (Chapter 772 of the Acts of 1975 of the Commonwealth of Massachusetts) Standards and Criteria must be adopted for each Landmark Designation which shall be applied by the Commission in evaluating proposed changes to the property. Before a Certificate of Design Approval or Certificate of the Exemption can be issued for such changes, the changes must be reviewed by the Commission with regard to their conformance to the purposes of the statute.

The Standards and Criteria established thus note those features which must be conserved and/or enhanced to maintain the viability of the Landmark Designation. The intent of these guidelines is to help local officials, designers, and individual property owners to identify the characteristics that have led to designation, and thus to identify the limitation to the changes that can be made to them. It should be emphasized that conformance to the Standards and Criteria alone does not necessarily insure approval, nor are they absolute, but any request for variance from them must demonstrate the reasons for, and advantages gained by, such variance. The Commission's Certificate of Design Approval is only granted after careful review of each application and public hearing, in accordance with the statute.

As intended by the statute a wide variety of buildings and features are included within the area open to Landmark Designation, and an equally wide range exists in the latitude allowed for change. Some properties of truly exceptional architectural and/or historical value will permit only the most minor modifications, while for some others the Commission encourages changes and additions with a contemporary approach, consistent with the properties' existing features and changed uses.

In general, the intent of the Standards and Criteria is to preserve existing qualities that cause designation of a property; however, in some cases they have been so structured as to encourage the removal of additions that have lessened the integrity of the property.

Introductory Statement on Standards and Criteria
page two

It is recognized that changes will be required in designated properties for a wide variety of reasons, not all of which are under the complete control of the Commission or the owners. Primary examples are:

- a) Building code conformance and safety requirements.
- b) . Changes necessitated by the introduction of modern mechanical and electrical systems.
- c) Changes due to proposed new uses of a property.

The response to these requirements may, in some cases, present conflicts with the Standards and Criteria for a particular property. The Commission's evaluation of an application will be based upon the degree to which such changes are in harmony with the character of the property.

In some cases, priorities have been assigned within the Standards and Criteria as an aid to property owners in identifying the most critical design features.

The Standards and Criteria have been divided into two levels: (1) those general ones that are common to almost all landmark designations (with three different categories for buildings, building interiors and landscape features); and (2) those specific ones that apply to each particular property that is designated. In every case the Specific Standard and Criteria for a particular property shall take precedence over the General ones if there is a conflict.

BOSTON LANDMARKS COMMISSION

9.2 General Standards and Criteria

A. APPROACH

1. The design approach to the property should begin with the premise that the features of historical and architectural significance described within the Study Report must be preserved. In general this will minimize the exterior alterations that will be allowed.
2. Changes and additions to the property and its environment which have taken place in the course of time are evidence of the history of the property and the neighborhood. These changes to the property may have developed significance in their own right, and this significance should be recognized and respected. ("Later integral features" shall be the term used to convey this concept.)
3. Deteriorated material or architectural features, whenever possible, should be repaired rather than replaced or removed.
4. When replacement of architectural features is necessary it should be based on physical or documentary evidence of original or later integral features.
5. New materials should, whenever possible, match the material being replaced in physical properties, design, color, texture and other visual qualities. The use of imitation replacement materials is generally discouraged.
6. New additions or alterations should not disrupt the essential form and integrity of the property and should be compatible with the size, scale, color, material and character of the property and its environment.
7. Contemporary design is encouraged for new additions; thus, they must not necessarily be imitative of an earlier style or period.

8. New additions or alterations should be done in such a way that if they were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.
9. Priority shall be given to those portions of the property which are visible from public ways or which it can be reasonably inferred may be in the future.
10. Color will be considered as part of specific standards and criteria that apply to a particular property.

B. EXTERIOR WALLS

I. MASONRY

1. Retain whenever possible, original masonry and mortar.
2. Duplicate original mortar in composition, color, texture, joint size, joint profile and method of application.
3. Repair and replace deteriorated masonry with material which matches as closely as possible.
4. When necessary to clean masonry, use gentlest method possible. Do not sandblast. Doing so changes the visual quality of the material and accelerates deterioration. Test patches should always be carried out well in advance of cleaning (including exposure to all seasons if possible).
5. Avoid applying waterproofing or water repellent coating to masonry, unless required to solve a specific problem. Such coatings can accelerate deterioration.
6. In general, do not paint masonry surfaces. Painting masonry surfaces will be considered only when there is documentary evidence that this treatment was used at some point in the history of the property.

II NON-MASONRY

1. Retain and repair original or later integral material whenever possible.
2. Retain and repair, when necessary, deteriorated material with material that matches.

C. ROOFS

1. Preserve the integrity of the original or later integral roof shape.
2. Retain original roof covering whenever possible.
3. Whenever possible, replace deteriorated roof covering with material which matches the old in composition, size shape, color, texture, and installation detail.
4. Preserve architectural features which give the roof its character, such as cornices, gutters, iron filigree, cupolas, dormers, brackets.

D. WINDOWS AND DOORS

1. Retain original and later integral door and window openings where they exist. Do not enlarge or reduce door and window openings for the purpose of fitting stock window sash or doors, or air conditioners.
2. Whenever possible, repair and retain original or later integral window elements such as sash, lintels, sills, architraves, glass, shutters and other decorations and hardware. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.
3. On some properties consideration will be given to changing from the original window details to other expressions such as to a minimal anonymous treatment by the use of a single light, when consideration of cost, energy conservation or appropriateness override the desire for historical accuracy. In such cases, consideration must be given to the resulting effect on the interior as well as the exterior of the building.

E. PORCHES, STEPS AND EXTERIOR ARCHITECTURAL ELEMENTS

1. Retain and repair porches and steps that are original or later integral features including such items as railings, balusters, columns, posts, brackets, roofs, ironwork, benches, fountains, statues and decorative items.

F. SIGNS, MARQUEES AND AWNINGS

1. Signs, marquees and awnings integral to the building ornamentation or architectural detailing shall be retained and repaired where necessary.
2. New signs, marquees and awnings shall not detract from the essential form of the building nor obscure its architectural features.
3. New signs, marquees and awnings shall be of a size and material compatible with the building and its current use.
4. Signs, marquees and awnings applied to the building shall be applied in such a way that they could be removed without damaging the building.
5. All signs added to the building shall be part of one system of design, or reflect a design concept appropriate to the communication intent.
6. Lettering forms or typeface will be evaluated for the specific use intended, but generally shall either be contemporary or relate to the period of the building or its later integral features.
7. Lighting of signs will be evaluated for the specific use intended, but generally illumination of a sign shall not dominate illumination of the building.
8. The foregoing notwithstanding, signs are viewed as the most appropriate vehicle for imaginative and creative expression, especially in structures being reused for purposes different from the original, and it is not the Commission's intent to stifle a creative approach to signage.

G PENTHOUSES

1. The objective of preserving the integrity of the original or later integral roof shape shall provide the basic criteria in judging whether a penthouse can be added to a roof. Height of a building, prominence of roof form, and visibility shall govern whether a penthouse will be approved.
2. Minimizing or eliminating the visual impact of the penthouse is the general objective and the following guidelines shall be followed:
 - a) Location shall be selected where the penthouse is not visible from the street or adjacent buildings; set-backs shall be utilized.
 - b) Overall height or other dimensions shall be kept to a point where the penthouse is not seen from the street or adjacent buildings.
 - c) Exterior treatment shall relate to the materials, color and texture of the building or to other materials integral to the period and character of the building, typically used for appendages.
 - d) Openings in a penthouse shall relate to the building in proportion, type and size of opening, wherever visually apparent.

H LANDSCAPE FEATURES

1. The general intent is to preserve the existing or later integral landscape features that enhance the landmark property.
2. It is recognized that often the environment surrounding the property has a character, scale and street pattern quite different from that existing when the building was constructed. Thus, changes must frequently be made to accommodate the new condition, and the landscape treatment can be seen as a transition feature between the landmark and its newer surroundings.

3. The existing landforms of the site shall not be altered unless shown to be necessary for maintenance of the landmark or site. Additional landforms will only be considered if they will not obscure the exterior of the landmark.
4. Original layout and materials of the walks, steps, and paved areas should be maintained. Consideration will be given to alterations if it can be shown that better site circulation is necessary and that the alterations will improve this without altering the integrity of the landmark.
5. Existing healthy plant materials should be maintained as long as possible. New plant materials should be added on a schedule that will assure a continuity in the original landscape design and its later adaptations.
6. Maintenance of, removal of, and additions to plant materials should consider maintaining existing vistas of the landmark.

I EXTERIOR LIGHTING

1. There are three aspects of lighting related to the exterior of the building:
 - a) Lighting fixtures as appurtenances to the building or elements of architectural ornamentation.
 - b) Quality of illumination on building exterior.
 - c) Interior lighting as seen from the exterior.
2. Wherever integral to the building, original lighting fixtures shall be retained. Supplementary illumination may be added where appropriate to the current use of the building.
3. New lighting shall conform to any of the following approaches as appropriate to the building and to the current or projected use:
 - a) Accurate representation of the original period, based on physical or documentary evidence.
 - b) Retention or restoration of fixtures which date from an interim installation and which are considered to be appropriate to the building and use.

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- c) New lighting fixtures which are contemporary in design and which illuminate the exterior of the building in a way which renders it visible at night and compatible with its environment.
- 4. If a fixture is to be replaced, the new exterior lighting shall be located where intended in the original design. If supplementary lighting is added, the new location shall fulfill the functional intent of the current use without obscuring the building form or architectural detailing.
- 5. Interior lighting shall only be reviewed when its character has a significant effect on the exterior of the building; that is, when the view of the illuminated fixtures themselves, or the quality and color of the light they produce, is clearly visible through the exterior fenestration.

J. REMOVAL OF LATER ADDITIONS AND ALTERATIONS

- 1. Each property will be separately studied to determine if later additions and alterations can, or should, be removed. It is not possible to provide one general guideline.
- 2. Factors that will be considered include:
 - a) Compatibility with the original property's integrity in scale, materials and character.
 - b) Historic association with the property.
 - c) Quality in the design and execution of the addition.
 - d) Functional usefulness.



